

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
DECEMBER 13, 2006
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Service Department, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: TRACY ELIOTT-YAWN

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **BAJA FREIGHT PARK - PROJECT NO. 78309**
City Council District: 8; Plan Area: Otay Mesa

Staff: Will Zounes

Site Development Permit for a 105 space, truck/trailer Storage Park with office on a site containing Environmentally Sensitive Lands and proposed deviations to parking surface. The proposed development is located on an 11.5 acre site at **6852 Calle De Linea** in the Industrial Subdistrict of Otay Mesa Development District. Mitigated Negative Declaration No. 78309
Report No.HO-06-295

DEPARTMENT RECOMMENDATION:

Approve.

HEARING OFFICER DOCKET OF DECEMBER 13, 2006

ITEM – 5: **RITCHEY STREET MAP WAIVER– PROJECT NO. 102256**
City Council District: 4; Plan Area: Skyline/Paradise Hills

STAFF: Will Zounes

Map Waiver to waive the requirements of a Tentative Map to create two parcels from an existing 0.40 acre site and a request to waive the requirement to underground existing overhead utilities located at **236 Ritchey Street** in the RSI- 7 Zone within the Skyline-Paradise Hills Community Plan. Exempt from environmental. Report No. H O-06-300

RECOMMENDATION

Approve

ITEM -6: **MARY STAR OF THE SEA PARKING– PROJECT NO. 74175**
City Council District: 1; Plan Area: La Jolla Community Plan/La Jolla Planned District

STAFF: Robert Korch

Coastal Development Permit and a Site Development Permit to demolish three non historical existing buildings and create a 21-space surface parking lot on a 7,000 square-foot site at **7718 Herschel Avenue** in Zone 2 of the La Jolla Planned District within the La Jolla Community Plan area, Coastal Overlay Zone (non-appealable area), and the Coastal Height Limit. Exempt from environmental. Report No. HO-06-296

RECOMMENDATION

Approve

ITEM -7: **4672-74 DEL MONTE MAP WAIVER - PROJECT NO. 94010**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Cory Wilkinson

Coastal Development Permit, and Map Waiver application to waive the requirements for a Tentative Map, and to approve an undergrounding waiver request, to convert two existing residential units to condominiums, on a 0.16 acre site at **4672-74 Del Monte Avenue** in the RM-1-1 Zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone, Ocean Beach Emerging Historic District, Council District 2. Exempt from environmental. Report No. HO-06-305

RECOMMENDATION

Approve

HEARING OFFICER DOCKET OF DECEMBER 13, 2006

ITEM -8: **5080 BRIGHTON MAP WAIVER - PROJECT NO. 85967**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Cory Wilkinson

Coastal Development Permit, and Map Waiver application to waive the requirements for a Tentative Map, and to approve an undergrounding waiver request, to convert four existing residential units to condominiums, on a 0.92 acre site at **5080-86 Brighton Avenue** in the RM-2-4 Zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach and Airport Environs Overlay Zones, Ocean Beach Emerging Historic District, Council District 2. Exempt from environmental.
Report No. HO-06-285

RECOMMENDATION

Approve

ITEM -9: **JONES RESIDENCE – PROJECT NO. 98285**
City Council District: 1; Plan Area: University

STAFF: Tim Daly

Variance to reduce the required 12-foot street side setback to 8 feet and allow for a 983 square-foot addition to an existing single family residence on a 6,820 square-foot site. The property is located at **3039 Renault Street** in the RS-1-7 Zone within the University Community Plan area. Exempt from environmental.
Report No. HO-06-298

RECOMMENDATION

Approve

HEARING OFFICER DOCKET OF DECEMBER 13, 2006

ITEM -10: **SYNERGY DANCE STUDIO - PROJECT NO. 106474**

City Council District: 5; Plan Area: Mira Mesa

STAFF: Tim Daly

Conditional Use Permit for a 4,065 square-foot dance studio in an existing 104,801 square-foot commercial building located at **7480 Miramar Road** in the CC-3-5, MCAS Miramar Airport Influence Area, and Airport Environs Overlay Exempt from environmental. Report No. HO-06-299

RECOMMENDATION

Approve

ITEM -11: **MERCADO & COMMERCIAL OFFICES - PROJECT NO. 65983**

City Council District: 2; Plan Area: Old Town San Diego

STAFF: Rene Mezo

Site Development Permit to allow the demolition of an existing single-family residence and detached garage and to allow the construction of an approximately 2,700 square-foot, two-story, mixed-use commercial and retail development on a 0.114-acre lot. The site is located at **2533 Congress Street**, between Twiggs Street and Harney Street. The site is located in the Core Subarea of the Old Town San Diego Planned District Zone (OTSDPD-CORE), and the Airport Approach Overlay Zone, within the Old Town Community Planning Area. Mitigated Negative Declaration No. 96551. Report No. HO-06-307

RECOMMENDATION

Approve